



(revised & updated 2/19/04)



Upper Swift Creek Plan Amendment

Summary of Existing Land Use and Demographic Conditions and Trends

Introduction: The Upper Swift Creek Plan lies within the Clover Hill Magisterial District (about 14% of the study area geography), the Matoaca Magisterial District (about 82% of the study area geography), and the Midlothian Magisterial District (about 4% of the study area geography). The study area includes most of the geography of the current Upper Swift Creek Plan (adopted in 1991). That small portion of the adopted Plan physically separated from the study area by the Route 288 Corridor Plan is not included in the geography of this Plan amendment, but will be included in the Northern Area Plan amendment currently under review. The study area includes the majority of the Upper Swift Creek watershed within the jurisdiction of Chesterfield County. (Map A)

Development trends within the study area has generated interest in reviewing the current Upper Swift Creek Plan recommendations with respect to the adequacy of the Plan to address growth issues, in reviewing the adequacy of public facilities to accommodate growth, and in reviewing the impact of growth on the environment.

Land Area: The study area comprises approximately 57 square miles (about 13% of the land area of the county).

Population: The January 2003 population estimate for the study area represents approximately 13% of the County's estimated total population for that year. The following table provides a summary of estimated population growth for the study area, between January 1993 and January 2003, as compared with estimated population growth for the entire county:

Area	1993	2003	% Increase
Study Area	24,900	36,400	46
Countywide	226,900	278,000	23

Housing: The study area has a mix of older and newer neighborhoods and a mix of housing types. The average assessment of single-family residences in 2002 was \$168,528, compared to a county average of \$145,515. Of such housing type, about 93 percent were estimated to be owner occupied, compared to a county average estimate of 90 percent. The average age of residences was estimated to be about 14 years, compared to a county average of 22 years.

Housing Type	Number of units in study area	% of total units in study area	% of units countywide
Single family residences	12,303	85	15
Multi-family residences and townhouses	2,133	15	12
Total	14,436	100	

Household Income: The 2000 Census year estimated household income for census tracts that encompass the study area was approximately \$71,682, or approximately 122 percent of the Chesterfield County average of \$58,537 for the 2000 Census year.

Employment and Jobs: In 2001, about 19,296 employed persons resided in the study area. During the same period area businesses generated about 5,993 jobs. These estimates suggest the study area is a net exporter of workers, by a ratio of about 3.2 workers living in the area per job within the area.

Tax Revenue: It is difficult to obtain information about tax revenue generated for specific geographies of the county. However, a review of December 2002 county assessment data for land and improvements, less exempt properties, suggests that the study area is a net generator of real estate tax revenue. Specifically, county assessment records indicate that land and improvements within the study area account for approximately 15 percent of total assessed taxable value countywide. As noted herein, the population of the study area is approximately 13 percent of countywide population estimates. These estimates suggest that the study area generates slightly more per-capita real estate tax revenue than that generated countywide. A further analysis of real estate assessment records suggests that approximately 6.6 percent of the county's assessed value for all office, commercial and industrial improvements (exclusive of land value) are located in the study area. This might suggest that 6.6 percent of the office, commercial and industrial development of the county is located in the study area, which, as noted herein, includes 13 percent of the county's land area and 13 percent of the county's population.

Zoning Activity: The following summarizes of zoning activity for the study area between January 1993 and February 2004:

Type of Zoning Activity	Acreage
Rezoning from agricultural to residential classifications	2,780 acres
Rezoning from industrial to residential classifications	17 acres
Rezoning from agricultural to commercial/office classifications	134 acres
Rezoning from residential to commercial/office classifications	20 acres
Rezoning from agricultural to industrial classifications	23 acres
Rezoning from industrial to commercial/office classifications	36 acres

The following summarizes net zoning gains/losses within the study area during this time period:

Industrial	- 30 acres
Commercial/office	+ 190 acres
Residential	+ 2,777 acres
Agricultural	- 2,937 acres

Zoning acreages: The following table provides a summary of generalized existing zoning categories for study area, as well as a comparison of developed to vacant acreage:

Zoning	Acres (as of 12/31/02)	% of total	% county- wide		Developed (as of 12/31/02)	Vacant or with minimal improvements*	% Vacant or with minimal improvements
Agricultural	19,496	56	12		2,929	16,567	85
Residential	12,810	37	15		5,880	6,930	54
Office & Commercial	1,587	5	15		473	1,114	70
Industrial	649	2	3		88	561	86
Totals	34,542	100					

Data compiled from Chesterfield County Planning Department land use database for 2002 (12/31/02). This data does not include acreage within rights-of-way. *'Vacant or minimal improvements' includes land area covered by water.

From December 2002 through January 2004, about 2,184 acres were zoned from agricultural and commercial to residential classifications, with proffers or restrictions of a maximum of 3,903 units, and 15 acres were zoned from agricultural to office and commercial classifications. About 8 acres were zoned from industrial to office and commercial classifications. In addition, at the beginning of February 2003, there were about 495 acres of agriculturally zoned property within the study area under review for rezoning to residential classifications, with proffers of about 1,015 units, and about 118 acres of agriculturally and residentially zoned property under review for rezoning for commercial and multi-family uses.

Development Patterns

Residential: The study area includes existing and planned residential neighborhoods of varying ages and character, including: single family residences (including mobile homes) on acreage parcels; single family residences in subdivisions; townhouse subdivisions; and multi-family dwellings. An examination of 2002 land use data suggests that there were, at the end of December 2002, about 14,436 residences within the study area. The 2002 land use database also suggests that, at the end of 2002, there existed enough land zoned for residential use within the study area to allow the development of an additional 15,095 residences, or an increase of about 105 percent. The current adopted Plan suggests that zoning for an additional 28,788 residences would be appropriate, for a potential total of about 58,319 residences in the study area at build-out (an increase over the 2002 number of residences of about 304 percent).

The biggest demand for new housing within the study area is for single-family residences in subdivisions, based on zoning, residential construction, and subdivision activity since 1993. New single-family residential development within the study area is occurring primarily west of Woodlake and south of the Rt. 360 commercial corridor. Recent multi-family development within the study area has significantly increased the inventory of this housing type. As the study area continues to develop, additional demand for this housing type may occur.

Office: A review of construction activity between January 1993 and December 2002 suggests that approximately 148,445 square feet of office space has been developed within the study area

during this time period, or about 13 percent of such space developed countywide for the same time period. Office space demand within the study area will most likely continue to be limited to offices supporting other uses, such as retail and industrial development, and supporting the needs of area residents for personal and professional services, until major road improvements are completed to Rt. 288 and Powhite Parkway. As these road improvements are completed, additional office development may occur, to include corporate office parks.

Commercial: At the end of 2002, commercial development patterns within the study area were characterized by commercial zoning and uses along the Rt. 360 corridor. Some of this commercial development consisted of small businesses on parcels having depths of 200 to 300 feet. An exception to this pattern was the Genito Road/Old Hundred Road intersection, which had developed a significant node of commercial and office uses. The study area experienced a net increase of 154 acres of office and commercially zoned land between January 1993 and December 2002. In addition, approximately 1,052,857 square feet of new commercial use was developed within the study area during this time period, or about 11 percent of such space developed countywide for the same time period.

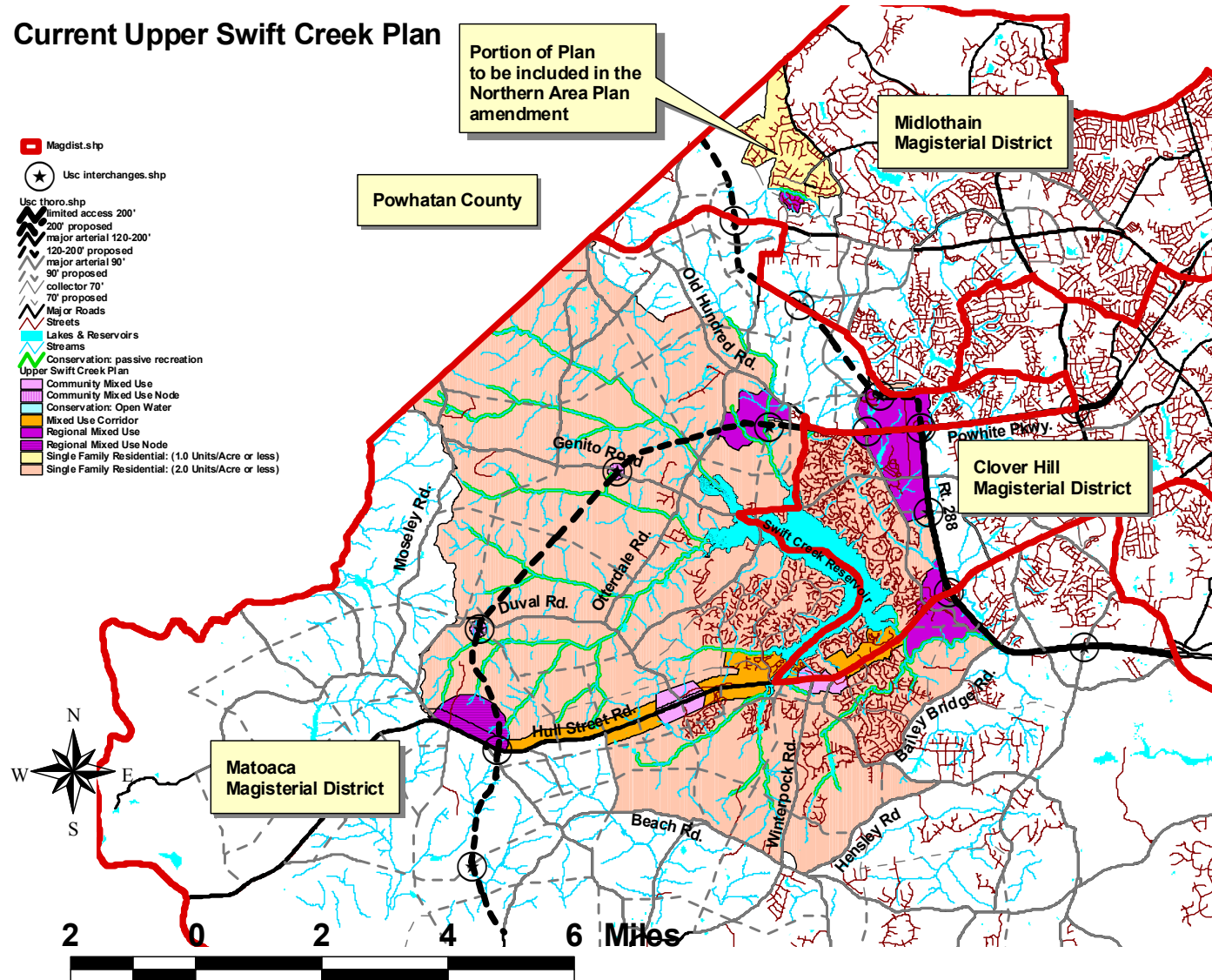
An analysis of commercial development within and surrounding the study area suggests that most of the area's current need for retail services is provided by shopping centers and other types of commercial establishments located inside and outside the study area. The demand for additional shopping center and other commercial space in the future will be closely tied to market area growth. Increases in population within the market areas of potential shopping center sites will generate most of the demand for additional shopping centers and other commercial space.

Hotel/Motel: At the end of 2002, only one hotel/motel had been planned within the study area, at the intersection of Rt. 360 and Old Hundred Road. Recent hotel/motel development activity at or near the intersection of Rt. 360 and Courthouse Road, east of the study area, suggests there may be a potential demand for additional hotel/motels in this portion of the county. Completion of planned improvements to Rt. 288 and Powhite Parkway should increase this potential.

Industrial: At the end of 2002, most industrial zoning and land uses within the study area were located around the Powhite/Rt. 288 interchange and the intersection of Genito and Old Hundred Roads. The study area has lost industrially zoned land since 1993, and industrially zoned land represents the smallest percentage of zoning within the study area. Only 14 percent of this industrially zoned land, or 88 acres, has been developed, primarily for commercial-type uses (retail, offices, mini-warehouses) and for public/semi-public uses.

The study area has experienced little industrial development. However, the current Plan suggests that industrial and other employment generating uses would be appropriate within the study area to provide jobs to current and future area residents, increase the county's industrial tax base, and promote industrial development in accordance with adopted policies to maximize economic development opportunities (regional mixed use areas depicted on the land use plan). In particular, the current Plan identifies areas around the Rt. 288/Powhite Parkway interchange, and around the future intersection of Rt. 360 and Powhite Parkway, as prime locations for industrial and other employment generating development requiring access to regional and national markets via the interstate highway system.

Current Upper Swift Creek Plan



Upper Swift Creek Plan Zoning and Land Use Patterns

